



ELEMENTS OF THE COMMUNITY PLAN

Natural Resources and Open Space System
Transportation System
Residential Land Use
Commercial Land Use
Community Facilities, Parks and Services
Heritage Resources

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NATURAL RESOURCES & OPEN SPACE SYSTEM

Open Space Preservation & Natural Resource Protection
Visual Resources
Shoreline Areas

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NATURAL RESOURCES AND OPEN SPACE SYSTEM

GOALS:

- Preserve the natural amenities of La Jolla such as its open space, hillsides, canyons, bluffs, parks, beaches, tidepools and coastal waters.
- Maintain the identified public views to and from these amenities in order to achieve a beneficial relationship between the natural or unimproved and developed areas of the community.
- Enhance existing public access to La Jolla's beaches and coastline areas (for example La Jolla Shores Beach and Children's Pool areas) in order to facilitate greater public use and enjoyment of these and other coastal resources.
- Preserve all designated open space and habitat linkages within La Jolla such as the slopes of Mount Soledad and the sensitive ravines of Pottery Canyon.
- Protect the environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages.
- Conserve the City of San Diego's Multi-Habitat Planning Area.

BACKGROUND

La Jolla's natural resources and open space system provide the natural beauty and visual interest of this community. Residents, as well as visitors to La Jolla, are attracted by its scenic shoreline parks and recreational areas, its coastal bluffs and beaches, steep slopes and hillsides, and native plant and animal life.

The dramatic views from the La Jolla Heights Natural Park and Mount Soledad offer a unique panorama of the coastline and the skyline of San Diego. Mount Soledad is the highest elevation along San Diego's coastline. The slopes of Mount Soledad cover much of the community's land area, extending west from Interstate 5 to the Pacific Ocean and south from the Torrey Pines State Park to Pacific Beach. The mountain is traversed by four geological faults and contains areas where unstable soil conditions and landslides exist.

In addition to Mount Soledad's visual and natural resources, the community's open space areas are an asset that must be protected for future generations to enjoy.

Open Space Preservation and Natural Resource Protection

The inventory of open space lands within the community of La Jolla totals 379.78 land acres and 5,977 water acres which are dedicated under Charter Section 55 of the San Diego Land Development Code and protected in perpetuity from development. These areas were acquired for the purpose of providing outdoor recreation, scenic vistas and natural resource preservation. The community also contains a number of private open space areas which are protected with easements, or other mechanisms, some of which exclude the development of structures. Some of these areas may have utility for park and recreation purposes, water or other natural resource conservation, historic or scenic value.

However, they are privately owned and are thus generally zoned for very low-intensity residential development (0-5 dwelling units/acre) to provide for reasonable use while preserving portions of the site in open space.

Dedicated open space areas are located primarily within the hillside areas that form the core of La Jolla's open space system. These hillside areas include the slopes of Mount Soledad, La Jolla Heights Natural Park, Pottery Canyon and Soledad Natural Park. The planned residential development site of La Jolla Alta, located in the southern portion of the community, has also reserved over 20 acres of sensitive slopes and canyons as open space providing a natural setting for the residential development which it surrounds.

The publicly-owned and dedicated slopes and hillsides of Mount Soledad Natural Park are familiar to residents and visitors to La Jolla. North and south of Ardath Road, the mountain covers an area of mainly steep slopes and biologically sensitive hillsides and canyons. Dedicated for park and recreational uses only are 277.1 acres of these slopes.

Many of the open space areas in La Jolla contain sensitive biological resources of coastal sage scrub and coastal mixed chaparral. Coastal sage scrub is a low-growing vegetation that serves as the prime habitat for the endangered California gnatcatcher, the orange-throated whiptail and the San Diego horned lizard. Coastal sage scrub can be found on the slopes of Mount Soledad and on some hillsides in La Jolla Shores. The coastal mixed chaparral is a highly sensitive, thick vegetation that is a valuable food source for wildlife and can be found along the slopes of Pottery Canyon and elsewhere on Mount Soledad including La Jolla Heights Park and portions of the hillsides within the Muirlands.

The City of San Diego Multiple Species Conservation Program (MSCP), a comprehensive habitat conservation planning program adopted by City Council in 1997, addresses multiple species habitat needs and the preservation of native vegetation communities for the City of San Diego. It is one of three subregional habitat planning efforts in San Diego County which contribute to preservation

of regional biodiversity through coordination with other habitat conservation planning efforts throughout southern California. The MSCP allows local jurisdictions to maintain land use control and development flexibility by planning a regional preserve system that can meet future public and private project mitigation needs. The City of San Diego's MSCP Subarea Plan does not impose major new restrictions on land use. Rather, the plan is designed to streamline and coordinate existing procedures for review and permitting of project impacts to biological resources.

The MSCP map, referred to as the Multi-Habitat Planning Area (MHPA) is shown on Figure 8. Since the original MHPA was mapped on a regional scale in 1997, the more refined La Jolla MHPA mapping provides corrections to remove 12.6 acres of previously developed land from the MHPA as well as to include 35.5 additional acres of City-owned open space and ecological reserves within the MHPA. A map highlighting these corrections to the MHPA boundary of the MSCP is included as Appendix J.

The City's Environmentally Sensitive Lands regulations and Sensitive Coastal Overlay Zone regulations restrict the degree to which private development is allowed to encroach upon biologically sensitive open areas, steep hillsides and coastal bluffs in order to preserve their stability, plant and wildlife habitats. The location of the dedicated and designated open space and park areas and easements in La Jolla are shown on Figure 7.

Visual Resources

La Jolla is a community of significant visual resources. The ability to observe the scenic vistas of the ocean, bluff and beach areas, hillsides and canyons, from public vantage points as identified in Figure 9 has, in some cases, been adversely affected by the clutter

of signs, fences, structures or overhead utility lines that visually intrude on these resources.

Mount Soledad provides magnificent vistas of the coast of San Diego and is a regional landmark and an important visual resource for the community to preserve. Its slopes form a unique visual backdrop of significant scenic value which provides a natural relief from the commercial development that characterizes La Jolla's village area. Moreover, public views to La Jolla's community landmarks such as the San Diego Museum of Contemporary Art, and to historic structures, including the La Jolla Recreation Center and the La Jolla Woman's Club, are to be preserved. Significant public views of the coast are provided from Ellen B. Scripps Park and Kellogg Park. Other identified public vantage points are shown in Figure 9.

Shoreline Areas and Coastal Bluffs

The entire coastline of La Jolla stretching from La Jolla Farms to Tourmaline Surfing Park provides dramatic scenic beauty to the City of San Diego is considered an important sensitive coastal resource and should be protected.

The maximum use and enjoyment of La Jolla's shoreline is dependent upon providing safe and adequate public access to such major and special use recreational areas as La Jolla Shores Beach, Ellen B. Scripps Park, Coast Boulevard Park, Marine Street Park, Coast Walk, Windansea Beach, Calumet Park, Tourmaline Surfing Park and the Bird Rock tidepool areas.

Public access to this resource is limited, particularly along portions of Bird Rock, La Jolla Hermosa and in La Jolla Farms, due to steep slopes, cliff erosion and sensitive rock formations and restricted parking.

This plan identifies two types of physical access: lateral (movement along the shoreline) and vertical (access to the shoreline from a public road). Public access at designated beach and shoreline points has been improved with the addition of stairways or ramps at certain points along the coastline including Tourmaline Surfing Park, Linda Way, Bird Rock Avenue, Windansea Park, La Jolla Strand Park, Jones Beach, Coast Boulevard Park, Shell Beach, Scripps Park, Children's Pool and La Jolla Shores Beach.

In many cases, particularly south of Windansea Beach, access trails and paths to the shore are not identified with adequate signage which would increase public awareness of beach access points. Shoreline points where public access is permitted are shown in Appendix G.

The 1983 *La Jolla-La Jolla Shores Local Coastal Program Land Use Plan* established eight subareas to address physical (vertical and lateral) and visual access. This community plan maintains those subarea identities (see Figure 6) and provides detailed descriptions in Appendix G.



In the year 2000, the California Coastal Commission requested that the City of San Diego accept seventeen Offers to Dedicate public easements that the California Coastal Commission required in the context of approving development permits prior to the transfer of coastal permit jurisdiction to the City of San Diego. The City has accepted eleven of these Offers to Dedicate and found other more appropriate agencies, including but not limited to the California Coastal Conservancy, to accept the remaining six. These six Offers to Dedicate are currently in the process of being transferred.

Steep Hillsides

The steep natural hillsides of La Jolla are an important environmentally sensitive resource that should be protected, assuring that development occurs in a manner that protects the overall quality of the resource and the natural and topographic character of the area, encourages a sensitive form of development, retains biodiversity and interconnected habitats, preserves identified public views and reduces hazards due to flooding and geologic conditions.

The hillside development regulations contained in the Environmentally Sensitive Lands regulations of the Land Development Code are intended to preserve the natural hillsides and vegetation and the wildlife habitat areas and linkages that are located on many of La Jolla's steep slopes. Moreover, these regulations are intended to protect the visual resources of the community that can be seen from public vantage points along these hillsides, to minimize the potential of hillside erosion due to excessive grading and disturbance, and to protect public safety, particularly in areas of seismic and geological instability.

The ridge lines of Mount Soledad are comprised of a system of sensitive hillsides and slopes that shape the eastern boundary in La Jolla. Although the Coastal Zone boundary of La Jolla excludes some of these slopes, many hillsides are as sensitive in terms of their biological, geological and scenic qualities as slopes within the Coastal Zone.

In addition, the hillside development regulations are intended to be used in conjunction with the policies and plan recommendations identified in the Residential Element of this plan and the seismic and geological studies for the area.

LEGEND



Dedicated Open Space/Park

City-owned property that has been formally dedicated by the City or State for park and/or open space under Charter Section 55 of the San Diego Municipal Code. Protected in perpetuity unless changed by a two-thirds vote of the people.



Designated Open Space/Park

Areas intended for park and/or open space uses. (May be privately or publically owned.)

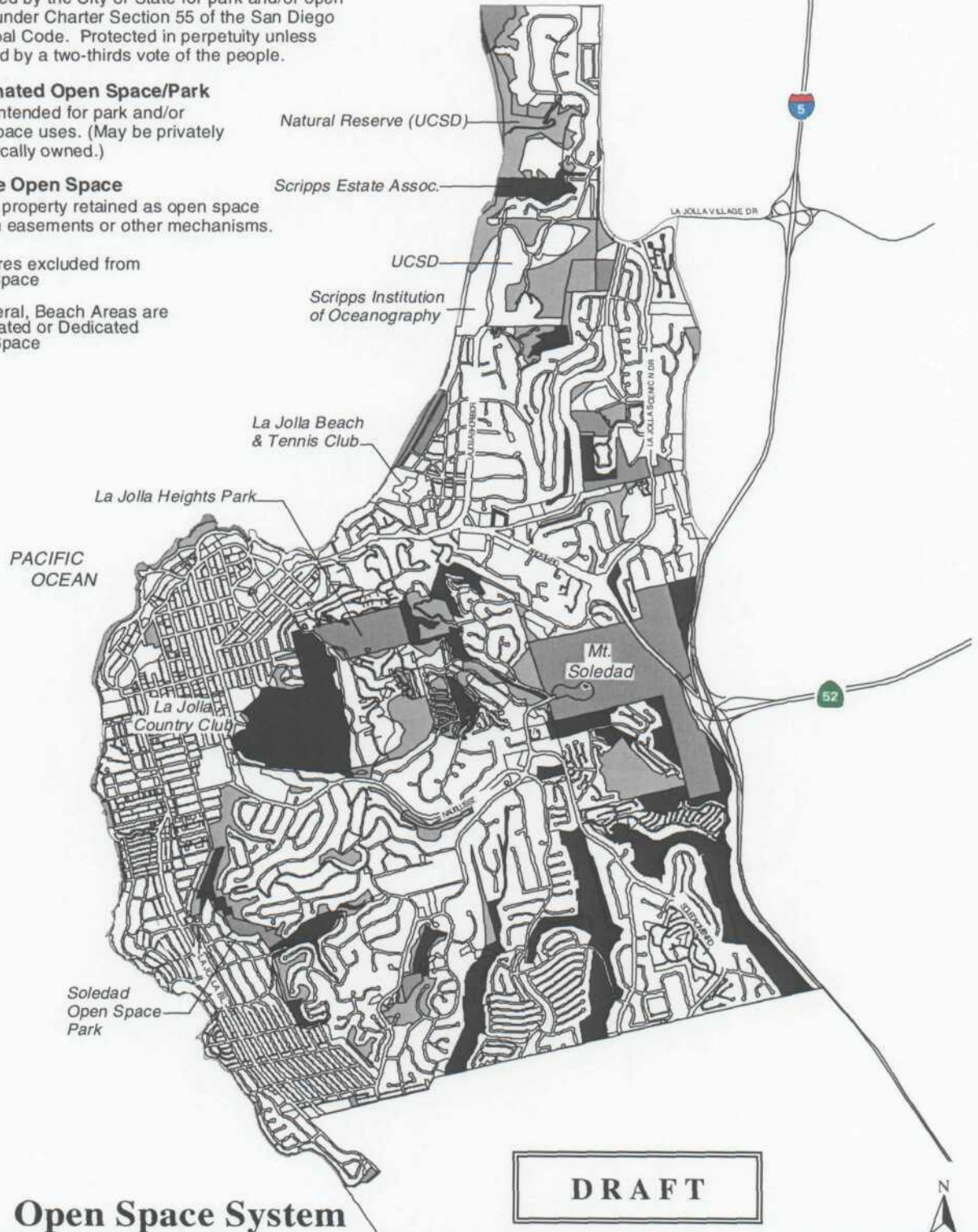


Private Open Space

Private property retained as open space through easements or other mechanisms.

Structures excluded from Open Space

NOTE: In General, Beach Areas are Designated or Dedicated Open Space



Open Space System






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Figure 7

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LEGEND

-  MHPA
-  La Jolla Boundary
-  Parcels



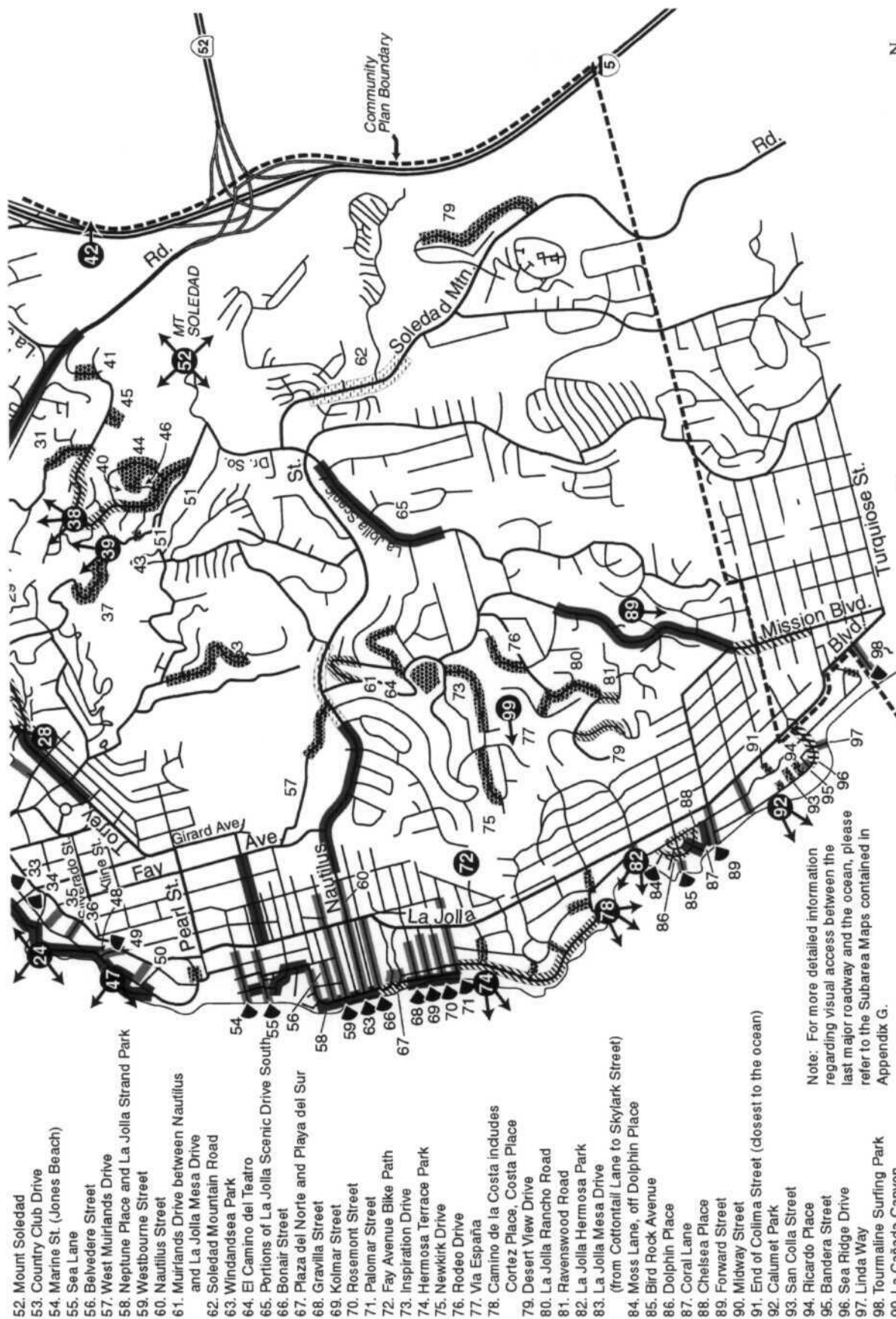
Multi-Habitat Planning Area (MHPA)



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Figure 8



Identified Public Vantage Points

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Note: For more detailed information regarding visual access between the last major roadway and the ocean, please refer to the Subarea Maps contained in Appendix G.

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NOTE: This map is for illustrative purposes only. Precise locations of vegetation types are to be identified on a case-by-case basis by field review.

- 1 COASTAL SAGE SCRUB
- 2 CHAPARRAL
- 3 DISTURBED SAGE
- 4 SCRUB
- 5 MARITIME SUCC. SCRUB
- 6 RIPARIAN SCRUB
- 7 GRASSLAND
- 8 COASTAL BLUFF SCRUB
- 9 EUCALYPTUS TREES
- 10 DISTURBED HABITAT
- 11 DEVELOPED



Vegetation Types



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Figure 10

POLICIES

1. Open Space Preservation and Natural Resource Protection

- a. The City should ensure, to the fullest extent possible, that sensitive resources such as coastal sage scrub and mixed chaparral that are located in designated, as well as dedicated, open space areas and open space easements will not be removed or disturbed.
- b. The City should limit public access in open space areas that contain sensitive resources to scientific or educational use. Access should be confined to designated trails or paths and no access should be approved which would result in the disruption of habitat areas.
- c. The City should undertake an environmental assessment analysis of individual developments proposed for lands containing coastal sage or chaparral vegetation, or on steep slopes in accordance with the requirements of the California Environmental Quality Act and the City of San Diego's Multiple Species Conservation Program Subarea Plan to determine the degree to which the proposed use will affect these sensitive resources. Information obtained as part of the master Environmental Assessment Study for La Jolla Shores, Muirlands and Mount Soledad (see Plan Recommendations, Natural Resources and Open Space System Element) should also be used to assist in this determination, where appropriate.
- d. Mitigation for biological impacts should, if possible, occur within the boundaries of the La Jolla community.
- e. Mitigation for biological impacts should, if possible, occur within the boundaries of the La Jolla community.
- f. The City should ensure the preservation of portions of private property that are partially or wholly designated as open space to the extent feasible.
- g. The City should, where appropriate, dedicate the Fay Avenue open space area.
- h. The City should encourage the retention of significant trees and vegetation that are part of the established character of La Jolla.
- i. The City should review all City-owned designated open space for consideration as dedicated open space.
- j. The City should analyze for visual impact and ensure public review and comment for any structures proposed to be located in City parkland and open space. Regarding the proposed placement of cellular facilities in these areas, the Citywide Telecommunications Policy should be adhered to.

2. Visual Resources

- a. The City should ensure that public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons are retained and enhanced for public use (see Figure 9 and Appendix G).

- b. The City should ensure that public views to the ocean from the first public roadway adjacent to the ocean are preserved and enhanced, including visual access across private coastal properties at side yard setbacks.
- c. The City should ensure that the scenic value and visual quality of Mount Soledad Park, La Jolla Heights Park and habitat linkages through steep slopes and canyons are protected from developments or improvements that would detract from the scenic quality and value of these resources.

3. Shoreline Areas and Coastal Bluffs

- a. The City should preserve and protect the coastal bluffs, beaches and shoreline areas of La Jolla assuring that development occurs in a manner that protects these resources, encourages sensitive development, retains biodiversity and interconnected habitats and maximizes physical and visual public access to and along the shoreline.

Coastal bluffs are formed by constant wave action eroding the base of the cliffs, and causing the shoreline to move landward. This coastline retreat is rapid in some areas, slower in others, and can be greatly accelerated by human activities. To protect the natural beauty of the coastline while allowing the natural shoreline retreat process to continue, the City and the State aggressively regulate coastal development to prevent activities such as misdirected drainage from increasing natural erosion. Only appropriate erosion control measures that maintain the natural environment, yet allow for the effective drainage of surface water. Surface water drainage should not be

allowed to drain over or near the bluff, but rather be directed towards the street or directed into subterranean drainage facilities with energy dissipating devices. Where street drainage systems erode bluffs, the drainage system should be redesigned to prevent bluff erosion.

In addition, development should be avoided in areas that will eventually be damaged or require extensive seawalls for protection. Public coastal access should be considered when evaluating redevelopment along the coast. The Environmentally Sensitive Lands development regulations for Sensitive Coastal Bluffs and Coastal Beaches govern development, coastal bluff repair, shoreline protective work and erosion control. These regulations assure that development occurs in a manner that protects these resources, encourages sensitive development, and maximizes physical and visual public access to and along the shoreline.

- b. The City should maintain the shoreline areas such as Torrey Pines City Beach, Coast Walk, Emerald Cove, Wipeout Beach and Hospital Point, along with the areas of Scripps Park, Coast Boulevard Park, including Shell Beach and the Children's Pool, in order to benefit present and future residents and visitors to these areas (see Appendix G, Figures A through E).
- c. Development on coastal bluffs should be set back sufficiently from the bluff edge so as not to impact the geology and visual quality of the bluff.
- d. Accessory structures located within the bluff edge setback should be removed or relocated if determined that they pose a threat to bluff stability.

- e. On coastal bluff property, when redevelopment of an existing previously conforming structure includes the demolition or removal of 50 percent or more of the exterior walls, require the entire structure to be brought into conformance with all development regulations pursuant to the Land Development Code, including bluff edge setback. The 50 percent removal is a cumulative total measured from March 17, 1990.
- f. The City should establish incentives to encourage the location of new or redevelopment landward of the bluff edge setback line.

4. Steep Hillside

- a. The City should apply the Environmentally Sensitive Lands regulations to all new development on property in La Jolla having slopes with a natural gradient of 25 percent or greater and a minimum differential of 50 feet. The Environmentally Sensitive Lands regulations provide supplementary development regulations to underlying zones such as development encroachment limits for natural steep slopes, erosion control measures and compliance with design standards identified in the Steep Hillside Guidelines. These regulations assure that development occurs in a manner that protects the natural and topographic character of the hillsides as well as to insure that development does not create soil erosion or contribute to slide damage and the silting of lower slopes.
- b. The City should not issue a development permit for a project located on steep natural slopes in La Jolla, unless all the recommendations and conditions identified in this plan element are met.

- c. The City should maintain the existing zone on slopes above 25 percent and should discourage the rezoning of these slopes to allow a higher residential density than what is currently allowed.
- d. The City should protect natural vegetation, and habitat areas on steep slopes and natural drainage areas from impacts of new development on buildable portions of the lot.

5. Public Access

- a. The City should develop a connected system of shoreline walkways that extend from La Jolla Shores Beach to Tourmaline Surfing Park in areas where feasible (see Figure 6).
- b. The City should institute a comprehensive sign program along Prospect Street and La Jolla's coastline to identify existing public access points and enhance public safety along the coastal bluffs.
- c. The City should maintain existing parking areas, public stairways, pathways and railings along the shoreline to preserve vertical access (to the beach and coast), to allow lateral access (along the shore), and to increase public safety at the beach and shoreline areas. No encroachment into the public right-of-way should be permitted within the Coastal Zone without a permit.
- d. The City should ensure that new development does not restrict or prevent lateral vertical, or visual access (as identified in Figure 9 and Appendix G) to the beach on property that lies between the shoreline and first public roadway, or to and from recreational areas and designated public open space easements. Further, in areas where physical vertical access

to the shoreline does not exist within 500 feet of a private development project on the shoreline, consideration of a new accessway across private property should be analyzed.

6. Prescriptive Rights

Where development is proposed on a site where it clearly appears that potential prescriptive rights could exist, the City should ensure that the siting of the development does not interfere with or prejudice those rights. Potential prescriptive rights should be determined in accordance

with the California Coastal Act and state law as further defined by the State of California Office of the Attorney General.

7. Offers to Dedicate Public Easements

The City should actively pursue the transfer to the City, or other appropriate agency, outstanding offers to dedicate public easements done in the context of previously- approved development permits during California Coastal Commission permit jurisdiction.

ACTION PLAN

IMPLEMENTATION	ADOPT WITH PLAN	<u>TIMING</u> WITHIN 5 YEARS	WITHIN 20 YEARS	RESPONSIBILITY	FUNDING	SEE FOR MORE DETAILS
Rezone all dedicated open space/park areas to OP-1-1 or OP-2-1 as appropriate.	•			Planning Department	City	Policies 1a & 1b Recommendations 1 & 2
Implement the City of San Diego's Multiple Species Conservation Program Subarea Plan.	•			Planning Department Dev. Services Dept	Cost recoverable through project review	Policy 1c Recommendation 1d
Prepare a Master Environmental Assessment & Data Base for parts of La Jolla.		•		Planning Department Dev. Services Dept	City	Policy 1c Recommendation 1b
Implement the Environmentally Sensitive Lands regulations and the coastal policies and recommendations of this plan during the permit review process.		On-Going		Planning Department Dev. Services Dept	Cost recoverable through project review	Policies 1c, 1e, 2d, & 4b Recommendations 1-5
Develop a comprehensive sign program to identify existing visual resources and public access points.		•		Planning Department Park and Recreation	City	Policies 2a, 2b, 3b, & 5b Recommendations 3b & 3m
Review new development for the potential of obtaining prescriptive rights.		On-Going		Planning Department Dev. Services Dept	Cost recovery through project review	Policy 6
Complete the transfer of California Coastal Commission offers to dedicate public easements to the City and/or other agencies.		In-Process		Real Estate Assets Department	City	Policy 7 Recommendation 3o
Dedicate the Fay Avenue open space area.		In-Process		Park and Recreation	City	Policy 1g Recommendation 2 g
Develop an appropriate OR zone and apply to portions of private property that are designated open space.		•		Planning Department Dev. Services Dept	City	Policy 2c Recommendation 1f

PLAN RECOMMENDATIONS

1. Open Space Preservation and Natural Resource Protection

- a. Limit encroachment of new development in sensitive resource areas by implementing the Environmentally Sensitive Lands regulations of the Land Development Code. These regulations establish encroachment limits for development on sensitive hillsides and biological areas that adequately preserve and protect resources while allowing a limited amount of development on private property and require preservation of sensitive areas not proposed for development.
- b. Prepare a master Environmental Assessment and Data Base for Mount Soledad, the Muirlands and La Jolla Shores. This Environmental Assessment would serve as a basic resource document containing an inventory and an analysis of all plant and animal habitat areas within the open space areas of the community as well as geological instability and seismic risk in these areas. This analysis would also address the cumulative impacts of potential development on these sensitive resources and habitat linkages.
- c. Place the future installation of utility lines, facilities and equipment underground in any open space areas where feasible and revegetate the disturbed areas with indigenous plants.
- d. Implement the City of San Diego's MSCP Subarea Plan which ensures a system of viable habitat linkages between the existing open space areas to the canyons and hillsides throughout La Jolla's open space system.
- e. Preserve sensitive resource areas to the maximum extent possible. Allow only limited development in these areas. Rezone open space areas on private property to an Open Space-Residential (OR) zone so that the open space can be preserved to the appropriate level while allowing limited development of the property.
- f. Apply Open Space-Conservation (OC) zone, as appropriate, to those areas intended for permanent conservation, through the development review process.
- g. Dedicate the City-owned portions of the Fay Avenue open space area. Where appropriate, acquire and dedicate those portions of the Fay Avenue open space area not owned by the City.
- h. Encourage retention of significant publicly-owned trees and vegetation, and of endangered species on both public and private land, in order to preserve community character.

2. Visual Resources

- a. Install utility lines and accessory facilities and equipment underground in dedicated parkland and in open space areas. Encourage new and existing development to locate cable, telephone and utility lines underground wherever feasible. Do not obstruct public views to Mount Soledad and to the ocean, as identified in Figure 9 and Appendix G, by overhead utility poles that intrude on the views to these natural features from public places.

- b. Screen satellite antennas, air conditioning duct work and other service equipment from identified public view corridors.
- c. Protect public views to the shoreline as well as to all designated open space areas and scenic resources from public vantage points as identified in Figure 9 and Appendix G (Coastal Access Subarea maps). Public views to the ocean along public streets are identified in Appendix G. Design and site proposed development that may affect an existing or potential public view to be protected, as identified in Figure 9 or in Appendix G, in such a manner as to preserve, enhance or restore the designated public view.
- d. Implement the regulation of the building envelope to preserve public views through the height, setback and fence transparency regulation of the Land Development Code that limit the building profile and maximize view opportunities.
- e. Where existing streets serve as public vantage points, as identified in Figure 9 and Appendix G, set back and terrace development on corner lots away from the street in order to preserve and enhance public views. Vigorously review variances for reduced sideyard and frontyard setbacks when development occurs adjacent to identified view corridors. Figure 9 and Appendix G list streets that provide identified public views to the ocean to be protected from visual obstruction.
- f. Avoid the placement of sea walls, fences and gunite on bluffs, where feasible, in order to preserve the natural and scenic quality of shoreline bluffs. Where the use of such improvements is unavoidable, design and site the improvements to incorporate surrounding land form characteristics in order to blend the new with the existing.
- g. Plant and maintain landscaping or vegetation so that it does not obstruct public views of coastal resources from identified public vantage points as identified in Figure 9.
- h. Where new development is proposed on property that lies between the shoreline and the first public roadway, preserve, enhance or restore existing or potential view corridors within the side yard setback by adhering to setback regulations that cumulatively, with the adjacent property, form functional view corridors and prevent and appearance of the public right-of-way being walled off from the ocean.
- i. Where new development is proposed adjacent to a park or open space, reduce the perceived bulk and scale of the proposed structure through articulation of the facades facing the park or open space land, and by the utilization of facade materials that blend with the landscape.
- j. As viewed from identified scenic overlooks, minimize the impact of rooflines and landscaping on the viewshed over the property.

3. Shoreline Areas

- a. Maintain existing facilities including streets, public easements, stairways, pathways and parking areas in order to provide adequate public access to the shoreline. Detailed maps and specific subarea recommendations are provided in Appendix G.

- b. Establish a comprehensive sign program to help identify existing coastal access points, particularly those that are underutilized and to alert the public to potential safety hazards. Locate these coastal access signs at access entrances and along strategic points on major streets.
- c. Continue to provide a park and beach maintenance program in coastline recreational areas in order to encourage use of coastal resources like La Jolla Shores Beach, Kellogg Park, Coast Boulevard Park and Ellen B. Scripps Park by residents and visitors to La Jolla.
- d. Maintain coastline resource-based parks such as Tourmaline Surfing Park and La Jolla Strand Park, between Playa del Sur and Palomar Street, in order to preserve the scenic quality of these areas.
- e. Maintain lateral access for public use of the beach along the 1000-foot beach front shoreline of La Jolla Shores Beach and Tennis Club below the mean high tide line (the beach area above the high tide line is owned by the Beach and Tennis Club).
- f. Maintain the natural scenic character of existing coastal trails such as those at Coast Walk and Mira Monte Place. Maintain the right-of-way along Coast Walk between the existing footbridge at Park Row and Goldfish Point, for pedestrian use only.
- g. Maintain the public walkway along the south side of the Marine Room restaurant, between Spindrift Drive and the beach, to provide vertical access to the shoreline at this location.
- h. Maintain the established shoreline setback of structures along the beach such as the White Sands development opposite Marine Street Beach and La Jolla Shores Beach and Tennis Club adjacent to La Jolla Shores Beach to allow lateral access for public use along the shoreline.
- i. Maintain all existing steps and paved access ramps to beach and shoreline parks, such as those at Marine Street Beach, Tourmaline Surfing Park and La Jolla Strand Park, in order to increase public safety and vertical access to these areas.
- j. Designate the bluff faces adjacent to Coast Walk as an ecological reserve in order to help protect the integrity of the off-shore Underwater Park and Marine Reserve.
- k. Provide and maintain park furnishing such as guard rails, benches, trash receptacles and signs at locations such as Forward Street, Linda Way, Calumet Park and Midway Street bluff top vista points.
- l. Designate Charlotte Park as public open space.
- m. Where possible, permanently identify existing shoreline access locations by signs using an appropriate symbol or arrow. Secure this symbol by embossing or engraving it into the sidewalk or curb.
- n. Preserve and protect the La Jolla/La Jolla Shores Underwater Park and Marine Reserve from the impacts of new development and as described in Appendix I.
- o. Actively pursue the transfer to the City or other appropriate agency outstanding offers to dedicate public easements done in the context of previously approved development permits during California Coastal Commission permit jurisdiction.

- p. Where new development is proposed on property that lies between the shoreline and the first public roadway, ensure an offer of dedication as a public easement of a vertical accessway of not less than 10 feet in width and running the full depth of the property provided that the need for such accessway has been identified within this community plan or that no such accessway exists within a lateral distance of 500 feet of the project site as identified in Appendix G. Figure 6 and Appendix G identify the location of accessways and public easements. Physical Access Subarea Maps A, D and G of Appendix G identify areas that should be analyzed to address potential physical access.
- q. Where new development is proposed on property that lies between the shoreline and the first public roadway, offer for dedication as a public easement, lateral access along the beach.
- r. Maintain landscaping on City-owned land and easements, and public rights-of-way, to preserve, enhance, or restore identified public physical and/or visual access to the ocean.

4. Coastal Bluffs

- a. Prohibit coastal bluff development, on or beyond the bluff face, except for public stairways and ramps to provide access from the bluff top to the beach or to maintain bluff stability.
- b. Set back new development on property containing a coastal bluff at least 40 feet from the bluff edge so as to not impact the geology and visual quality of the bluff. This setback may be reduced to not less than 25 feet if evidence is provided that indicates the site is stable enough to support the development at the proposed location. Do not allow a bluff

edge setback less than 40 feet if erosion control measures exist on the site due to excessive erosion. When appropriate, development may include fencing to deter trespassing and protect fragile resources, and erosion control measures. These measures, such as sea walls and drainage conduits, are subject to the Environmentally Sensitive Lands regulations which will ensure that such measures do not alter the natural character of the bluff face, restrict public access, or encroach on public property. Do not allow erosion control measures on a site where development was approved with less than a 40 foot bluff edge setback, unless otherwise permitted in the Sensitive Coastal Bluff Regulations in the Land Development Code.

- c. Require a geotechnical report for all bluff top development to document that the site is stable enough to support the proposed development in accordance with the Environmentally Sensitive Lands regulations.
- d. Permit the placement of shoreline protective works, such as air-placed concrete, seawalls, revetments and parapets, only when required to save coastal-dependent uses or when there are not other feasible means to protect existing principal structures such as homes in danger of erosion from wave action. Do not allow the placement of such protective structures to encroach on any public areas unless engineering studies indicate that minimal encroachment may be necessary to avoid significant erosion conditions and that no other viable alternative exists.

- e. Design new shoreline protective devices to be consistent in design, materials and in color with the existing natural environment.
- f. Require indigenous, native and drought tolerant plants in all new developments and significant additions along coastal bluffs, to reduce the need for underground irrigation systems that contribute to the erosion of the bluff face due to water runoff over the bluff.
- g. Direct roof and surface drainage away from the bluff towards the street or into special drainage facilities that have been equipped to divert water runoff from flowing over the bluff.
- h. Improve existing street drainage outlets with energy dissipating devices or other similar measures in order to minimize erosion caused by quantity, velocity, or content of runoff.
- i. Create a monitoring program to ensure compliance with this Plan's policies and recommendations related to bluff top drainage.
- j. Require removal or relocation of accessory structures located within the bluff edge setback if it is determined, in conjunction with proposed development on the site, that such structures pose a threat to the bluff stability.
- k. For structures located partially or entirely within the bluff edge setback, require all additions (at grade and at upper floors) to be located landward of the bluff edge setback line.

5. Steep Hillsides

In addition to the recommendations contained in the Residential Element of this plan and the

requirements in the Land Development Code, including the Environmentally Sensitive Lands regulations and the Steep Hillside Guidelines of the Land Development Manual, the following hillside recommendations should be used as requirements in evaluating new development proposed on all properties containing slopes in La Jolla which equal or exceed 25 percent:

- a. Design structures on slopes to adapt to existing hillside conditions. Avoid the use of standard prepared pads on slopes with grades above 25 percent. Creative architectural solutions in land preparation and selection of appropriate foundation types are encouraged. These solutions include open foundations, pier supports, split level, cascading level, cascading developments and similar techniques designed to minimize grading. Keep driveways, parking areas, tennis courts, swimming pools, and other accessory uses to a minimum, and locate them on more level portions of the site in slopes below 25 percent.
- b. Undertake an environmental analysis for all structures proposed on hillsides containing sensitive biological resources in accordance with the requirements of the California Environmental Quality Act in order to determine the degree to which the proposed use will impact these resources. Protect environmentally sensitive habitats against disruption of habitat values to the greatest extent possible.
- c. Design structures on hillsides with a 25 percent or greater slope in a manner that does not excessively alter the natural hillside conditions, thereby minimizing the need for cut and fill grading. Maintain the existing condition of hillsides during construction and restore steep slopes that are disturbed by development or by road construction with native vegetation, where possible.

- Replant scarred slopes and graded areas with native vegetation. Revegetation should simulate pre-development conditions whenever possible in order to reclaim the natural habitat.
- d. Utilize the structural quality of the soil to determine the type of construction proposed on hillsides. The stability of the hillside, both during and after construction, is important to the protection of adjacent properties as well as sensitive slopes and canyons which may surround the site. Retain topsoil which will be reused on the site.
 - e. Maintain the natural surface drainage system. This includes intermittent streams, creeks, gullies and rivulets, especially where such drainageways adjoin or traverse other properties. The way in which changes to the natural land form or its surface coverage affects the natural drainage system must be determined prior to project approval. Sensitive design and the control of runoff will help eliminate problems of erosion, landslides or damage to plant and animal life.
 - f. Limit the total amount of surface hardscape. The design of such site surfaces as structure foundations, driveways, patios, sidewalks and roads, should support, not alter, the natural system of drainage.
 - g. Retain existing vegetation and tree patterns where feasible, and incorporate such features into the overall landscaping of the site. Where new landscaping is required, the use of native vegetation and species that require minimal maintenance and watering should be used. Avoid the disturbance of native vegetation and associated habitats of the coastal sage and chaparral communities.
 - h. Minimize impacts to wildlife habitats, major rock formations, ridge lines, drainageways and known archaeological sites by placing structures in a manner that will not overwhelm hillside vegetation to the point where the natural character and form of the hillside is destroyed. The Environmental Assessment and Data Base, as recommended in the Natural Resources and Open Space Element, will be used as a resource document for determining the locations of these resources.
 - i. Design infill development on hillsides in relationship to existing topography and landscape features. Incorporating existing features into project design minimizes environmental destruction and results in development that harmonizes with the natural grade of the site.
 - j. Where the linkage between two areas of designated open space is provided by a slope or slopes of 25 percent grade or greater, such as the hillsides that lie between Soledad Open Space Park and La Jolla Heights Park, development will be sited in a manner that preserves that linkage.
 - k. Set back large residential structures from the top of slope of steep hillsides so that the design and site placement of a proposed project respect the existing natural landform resources and steep hillside character of the site in accordance with the Environmentally Sensitive Lands regulations and the Steep Hillside Guidelines in the Land Development Manual. This is especially important for those locations that are visible from natural open space systems, park lands and the seashore.

The reservation of the natural character of these areas depends upon minimizing visual intrusions.

- l. Provide visual access to open space areas in all large developments that are proposed on hillsides. Public views of open space areas can be enhanced by providing roadway turnouts at scenic locations. Design walls and fences to accommodate existing public vistas, respecting the legitimate needs of privacy and public safety.
- m. Limit public access in hillside areas that contain sensitive resources to scientific or educational use. Confine access to designated trails or paths. Do not allow access which would result in the disruption of habitat areas.
- n. Where new development is located on a hillside with street frontage, locate parking on the street side portion of the site. On larger parcels, separate parking from the main structure. The technique will help reduce the amount of grading required on site.
- o. Require public streets that are proposed on hillsides above 25 percent slope to be designed in a manner that would be consistent with citywide street widths and grade standards. For narrow, one-way public streets on hillsides, follow the natural contours of the slope in order to avoid excessive cut and fill, and to preserve the existing topography.
- p. Wherever possible, cluster structures through Planned Development Permits to preserve the existing topography and conserve natural resources. Clustering permits appropriate densities while maintaining greater open space areas and hillsides. Site and design such structures to avoid adverse impacts to adjacent single dwelling unit residential neighborhoods. This would include use of appropriate setbacks and open space easements.
- q. Where lot subdivisions are proposed on natural slopes, locate a portion of each created lot in an area of the hillside where the slope is less than 25 percent and limit structures to this portion.
- r. Require lot divisions to have a portion of each created lot in natural slopes of less than 25 percent gradient. The portion of the lot to be in slopes of less than 25 percent gradient should be equal to or exceeding the area represented by the Floor Area Ratio for the zone in which the property is located. This requirement would not apply to parcels restricted to open space uses, either by dedication or transfer of title to the City or another responsible public agency. In the case of clustered developments obtained through a Planned Development Permit, allow lot divisions provided the development is located in the flattest portions of the site and is designed to harmonize with the natural features of the hillsides.
- s. Locate developments, grading or land alterations (including private access roads) associated with subdivisions or development permits on existing slopes of less than 25 percent gradient, and harmonize the site design with the natural features of the hillsides. Develop specific criteria addressing the extent of development area and allowable encroachment into steep hillsides in order to preserve, to the maximum extent possible, natural steep hillsides, sensitive resources and wild life habitat and linkages.

- t. Preserve steep hillsides in their natural state and minimize encroachments into hillsides to the maximum extent possible. On existing legal lots with steep hillsides, encroachment into the steep hillside area should be limited in order to preserve portions of the hillside in a natural, undisturbed state while providing a usable development area. The trimming of vegetation as mandated by the City in order to meet Fire Code regulations is exempted from this encroachment limitation.
- u. For any development requiring a brush management plan, require the brush management plan used to control slope erosion to be performed on private property only, not on City-owned land, in accordance with the landscape regulations and standards.
- v. Preserve all steep natural hillsides which remain undeveloped on conditions of permit approval through dedication, a permanent open space easement or other means.
- w. Where new development is proposed adjacent to a park or open space, reduce the perceived bulk and scale of the proposed structure through articulation of the facades facing the park or open space, and facade materials that blend with the landscape should be employed.
- x. Create a monitoring program to ensure compliance with this plan's policies and recommendations related to hillside drainage.

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